

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Damon McQuaid, Chair  
Matthew Allison, Vice Chair  
Kenneth Chenis, Clerk  
Gregory Bittner  
David Prokowiew



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Adam R. Burney  
Land Use Director

Minutes  
July 27, 2015

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

## **PUBLIC COMMENT;**

**ANRs: 59 Easter Brook Road-** Plan accepted for departmental review. The Applicant has received a special permit for dimensional variation from the Zoning Board of Appeals to create a new lot with reduced frontage. In conjunction with Planning Board endorsement, the Applicant will also be seeking a determination from the Board for a common drive plan, which was generated to maintain neighborhood aesthetics. The Applicant will share a drive with Robert & Sharon Yousey, 71 Easter Brook Road, abutters to the property. A. Burney noted the Applicant does have the grade and ability to put in a new single service driveway, but that would put three driveways in close proximity to one another on the cul-de-sac. The Applicant will provide an easement letter from Robert & Sharon Yousey at the August 10<sup>th</sup> meeting.

**INFORMATIONAL MEETINGS: 10 Massachusetts Avenue-** see separate minutes

**Minutes Approval:** All minutes signed:

07/13/15

07/13/15- 10 Massachusetts Avenue

07/13/15- 333 Massachusetts Avenue

## **COMMITTEE REPORTS:**

**Building Reuse Committee-** No meeting held.

**Capital Planning Committee-** No meeting held.

**Agricultural Commission-** Farmers' Market continues.

**MJTC-** No meeting held.

**MRPC-** Meeting 7/28/15.

**Open Space Ad Hoc Committee-** No meeting held.

**School Building Committee-** Project 38% complete. Anticipate building being weather-tight by October. Next meeting August 13<sup>th</sup>, 4:30 PM.

**Green Community Task Force (GCTF)-** No meeting held.

## **DEVELOPMENT STATUS REPORTS:**

**333 Massachusetts Avenue-** Decision endorsed for Hannaford Supermarket to allow seasonal outside display of product.

**Whites Woods-** As Built plans received for Phase III (condominiums). Motion, M. Allison to release bond, Second, K. Chenis. All aye. Chair endorsed letter to Enterprise Bank to release the remaining \$32,000 to John White/RIW Realty Trust.

**Definitive Subdivision, 50 Elmwood Road-** Progress noted; windows, doors and roof at Lot 5, framing on Lot 2.

**Tri Town Landing-** Progress noted. Roof trusses set, rough plumbing 1<sup>st</sup> floor, 2<sup>nd</sup> floor interior walls.

**274 Prospect Street-** Application received for twenty-two (22) townhouse units. In-house tech meeting scheduled for July 28<sup>th</sup>.

**DIRECTOR'S ITEMS: Bylaw Updates-** Board was to resume review starting with Section 4.2.2.. Shortly into the review, the Board felt it would be more advantageous to work off a use table with a standard definition list versus going line by line through Section 4.2.2.

**NOTICES & COMMUNICATIONS:** Noted Zoning Board of Appeals Special Permit for Dimensional Variation for 59 Easter Brook Road and notices from abutting communities.

**MEETING SCHEDULE:**

August 10 – will include discussion of site plan review – D. McQuaid noted he will not be available for meeting.

August 24 – will include discussion of Section 6.1.

**BOARD COMMENTS/CONCERNS:**

G. Bittner noted that at the July 21<sup>st</sup> SelectBoard meeting there was discussion of forming a stormwater advisory task force and possibly looking for a Planning Board representative to that task force.

D. McQuaid noted he has received inquiries from residents about a solar project receiving imminent approval. A. Burney noted no application has been received in the office.

**ADJOURNED:** 8:30 PM

Documents used at meeting:

Minutes 07/13/15

Minutes 07/13/15, 10 Massachusetts Avenue

Minutes 07/13/15, 333 Massachusetts Avenue

Decision, 333 Massachusetts Avenue

Whites Woods, Release Letter of Credit

ANR Plan, 59 Easter Brook Road

Minutes/2015/07.27.15